

CREST VIEW PLACE SUBDIVISION

(A REPLAT OF LOTS 17-11, 17-12, & 17-13 OF CREST VIEW TOWNHOMES)

THE FOLLOWING NOTE REQUIRED BY THE CITY OF GRAND JUNCTION

1.) THE BUILDING SETBACKS ARE AS FOLLOWS.

FRONT YARD = 15'
 REAR YARD = 10'
 SIDE YARD = 0'

GENERAL NOTES

- TITLE INFORMATION FROM MESA COUNTY RECORDS AND FROM ABC TITLE COMPANY, POLICY NO 00133453, REVISION A, EFFECTIVE DATE 1-6-1999
- BASIS OF BEARINGS IS BETWEEN A MESA COUNTY BRASS CAP FOR THE SW CORNER NE1/4 SW1/4 SECTION 1 AND AN ALLOY CAP FOR THE NW CORNER OF THE NE1/4 SW1/4 SECTION 1, T1S, R1W, U M BEARING = N00°01'20"E 1318.36 FEET AS PER CREST VIEW TOWNHOMES SUBDIVISION.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That the undersigned, Conquest Developments LLC, is the owner of three lots situated in the NE1/4 SW1/4 Section 1, Township 1 South, Range 1 West of the Ute Meridian, as recorded in Plat Book 12 at Page 351-352, Mesa County real property records, being more particularly described as follows

Lots 17-11, 17-12, and 17-13, Crest View Townhomes, a Replat of Lots 16 and 17, Crest View Subdivision, County of Mesa, State of Colorado

That said owners have caused the said real property to be laid out and surveyed as Crest View Place Subdivision, City of Grand Junction, Mesa County, Colorado

That there are no lienholders of record
 IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this
25th day of June A.D. 1999

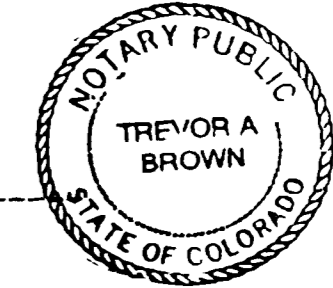
Pat Tucker
 Conquest Developments LLC, Pat Tucker, Partner

STATE OF COLORADO)
 COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 25 day of June A.D. 1999
 by Conquest Developments LLC, Pat Tucker, Partner
 My commission expires 6/29/2001

WITNESS MY HAND AND OFFICIAL SEAL.

Trevor A Brown
 Notary Public



CLERK AND RECORDER'S CERTIFICATE
 STATE OF COLORADO)
 COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 11:33 o'clock A.M.,
 this 15th day of July A.D. 1999, and is duly recorded as Reception
 Number 1911394 in Plat Book 17, Page 131 through _____
 inclusive Drawer No NH-3

Monika J. Solt Carl Zinke 11.00
 Clerk and Recorder Deputy Fees

Covenants, Conditions and Restrictions recorded in Book 1331, Page 385

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 28th day of June A.D. 1999

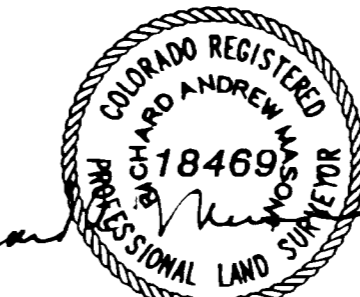
Gene Ramsey David Varley
 Mayor City Manager

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of CREST VIEW PLACE SUBDIVISION a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same. Also said plat conforms to all applicable survey requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations

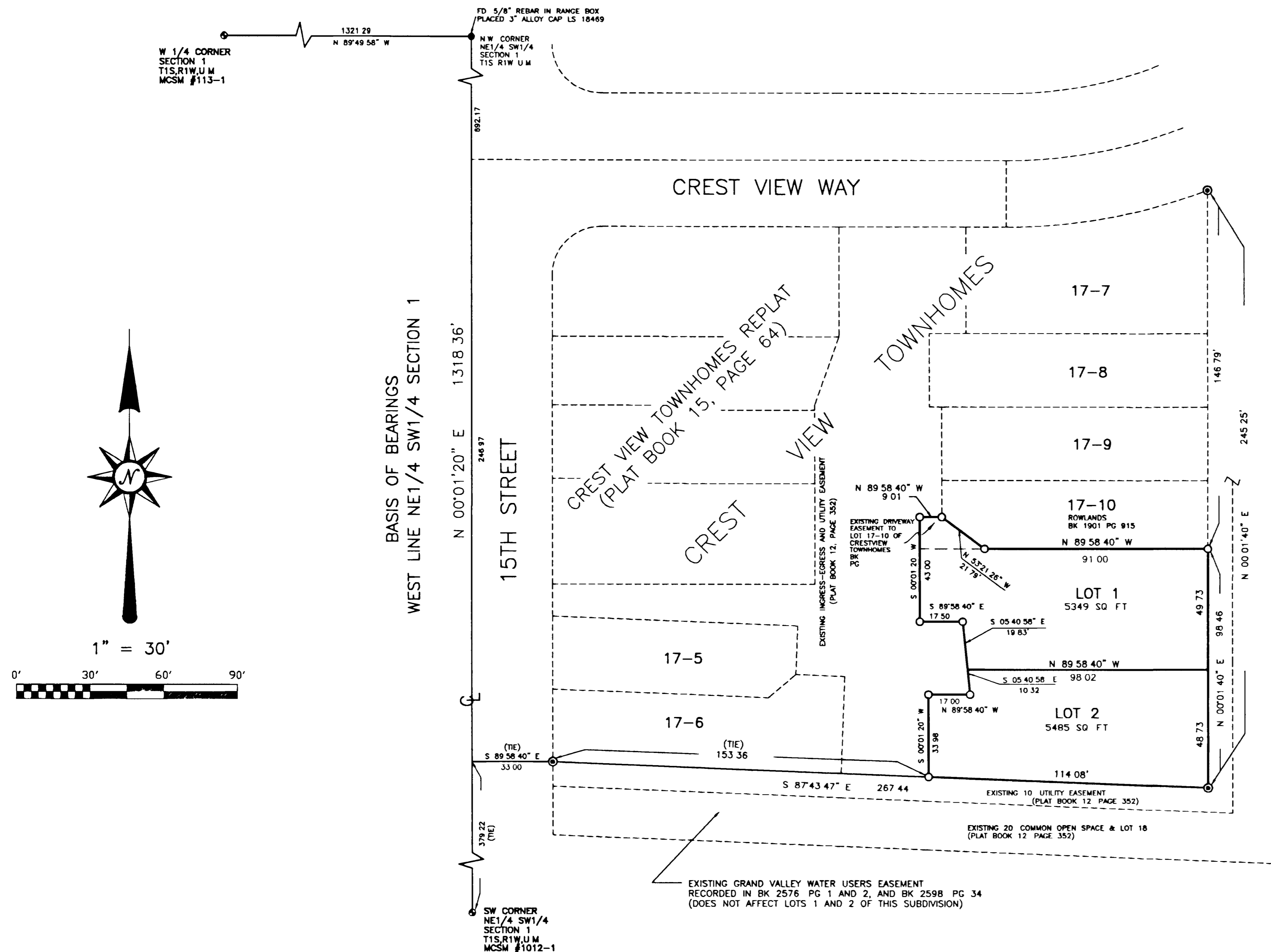
Richard A. Mason
 Registered Professional Land Surveyor
 PLS No 18469

Date 6-24-1999



LEGEND

- ⊙ - MESA COUNTY SURVEY MARKER
- ⊙ - FOUND 5/8" REBAR IN CONC-P E- LS 9960
- - CITY MONUMENT, STEEL ROD IN MONUMENT BOX (PLACED 3" ALLOY CAP, LS 18469)
- └ - LOT CORNERS TO BE SET UPON SALE OF LOTS
- - SET OR FOUND 5/8" REBAR, PLACED ALLOY CAP STAMPED LS 18469 AND CONCRETE COLLAR



NOTICE According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon

		File Name: D:\9012\9012PLAT.DWG	
CREST VIEW PLACE SUBDIVISION LOCATED IN NE1/4 SW1/4 SECTION 1, T1S, R1W, UTE MERIDIAN, MESA COUNTY, COLORADO			
Designed TAB	Checked RAM	Proj# 9012	Sheet 2
Drawn TAB	Date 2/24/99	Rv 6/24/99	Of 2